

PUBLIC AUCTION

Manufacturing Assets for Botanical and Cannabis Extract

Online Only Timed via: **BidSpotter**
(No Onsite Bidding)

Wednesday, September 20, 2023, 11am (EDT)

Inspection: Tuesday, September 19, 9am-4pm (MDT)

Location: 4035 101 St NW, Edmonton, AB T6E 0A4

Radiant Technologies Auction #2



**Receivership Auction Featuring: New Production,
Processing, Lab, Security, Support and Office Equipment**

[Register Now](#)

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2019
Siebtechnik Short Bowl
Centrifuge Decanter



Buchi Rotavapor
R-220



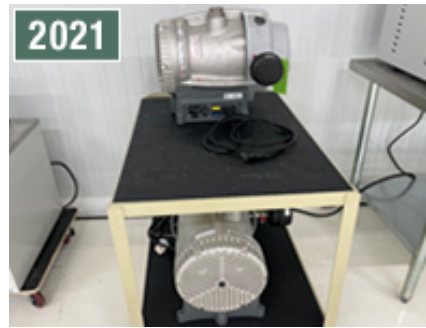
Vault Excalibur
E2 UL Class 1



Across Vacuum Oven, AT160



Thermo Scientific Freezer, 993



Edwards Pumps, ADS351C



Acrison Dry Material Feeder, SBDF-2.5-M/2



Sairem Microwave Extraction, Labotron x 6000



New Graco Pumps, FD 1213, FD 5613



Softwall Clean Room



Luna Technologies Trimmer



Reverse Osmosis System



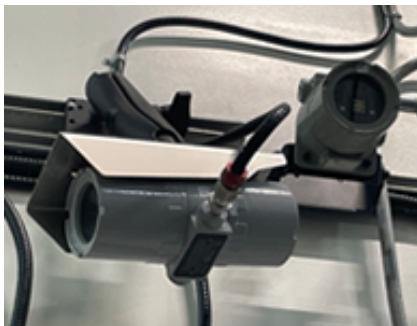
Hyster Electric, J40XN



Kaeser, ASD 40 HP



Chillers Up To 30 Ton



(105) Security Cameras,



Ricoh 65" Interactive



Dolby Conf Phone,

Plus:

Huge Quantity of Installed Stainless Steel and Steel Piping Throughout Facility, Tools, Inspection & Lab Equipment, Black Lights, Camera Scopes, Microscopes, Scales, Precision Weights, Dolby Conference Phone (New in Box), Large Selection of Large Capacity New & Used Glassware, Hundreds of Feet of Electrical Cabling And Process Piping, Grow Tent, Offices, Photocopiers, Kitchens, Racking, Huge Selection of New ULINE Supplies, & Office Furniture

Visit workingmancapital.com for complete specifications, photos and details!



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BUSINESSES FOR SALE



Complete Fitness Facility for Immediate Sale

If Not Sold En-Bloc, All Items Will be Sold Via Auction:

December 5, 2023 • Collingwood, Ontario

[More Information](#) | [View Brochure](#)

The logo for Profitable Metal Fabrication Business is a dark blue rectangular box with the text "PROFITABLE METAL FABRICATION BUSINESS" in white, bold, sans-serif font.

**PROFITABLE METAL
FABRICATION BUSINESS**

Private Treaty Sale - Acquisition Opportunity

Profitable Metal Fabrication Business

Tortonto, Ontario

[More Information](#) | [View Brochure](#)



Colliers

For Sale

79,183 Warehouse/Processing facility
and ± 26,845 SF Shop/Office on
3.37 acres

Fantastic South Edmonton location with excellent access to Whitemud Drive & Calgary Trail and Anthony Henday.

4027/4035 101 Street, Edmonton, AB

David Kraus

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Accelerating success.



Property Profile

Building Size

Building 1 - ±79,183 SF

Building 2 - ±26,845 SF

Legal Plan

Plan 1822860, Block 2, Lot 10

Site Size

3.37 acres

Zoning

IB - Business Industrial

Lease Rate

Market

Property Tax (2022)

180,170.33

Asking Price

\$12,000,000

Parking

89 stalls + 6 stalls

The Opportunity

Owner/Investor opportunity, consisting of two industrial buildings for sale or lease on a single title in Central South East Edmonton.

Both buildings are designed for use as laboratory, food grade, or pharmaceutical production facilities.

Building A is mostly complete and ready for installation of office finishes and tenant specific fixtures and equipment. The design intent of this building was for high intensity production of food and pharmaceuticals.

Building B is an existing office/shop converted to its current use as a food grade / pharmaceutical production facility.

The buildings are available for sale together as a single property purchase. Buildings are also available for lease as individual buildings.

The location

This property is located adjacent to the Norwester Industrial area, just minutes from major transportation routes and several amenities. From this location, Whitemud Drive is only 1.1 KM (3 mins), Calgary Trail is 1.1 KM (3 mins) and Anthony Henday Drive is 4.9 KM (5 mins) away

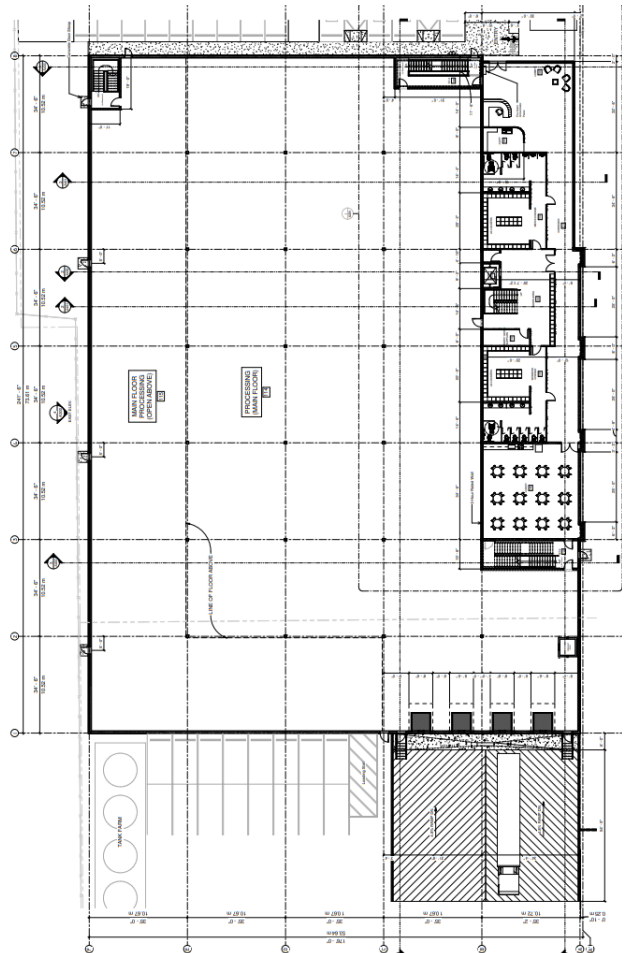
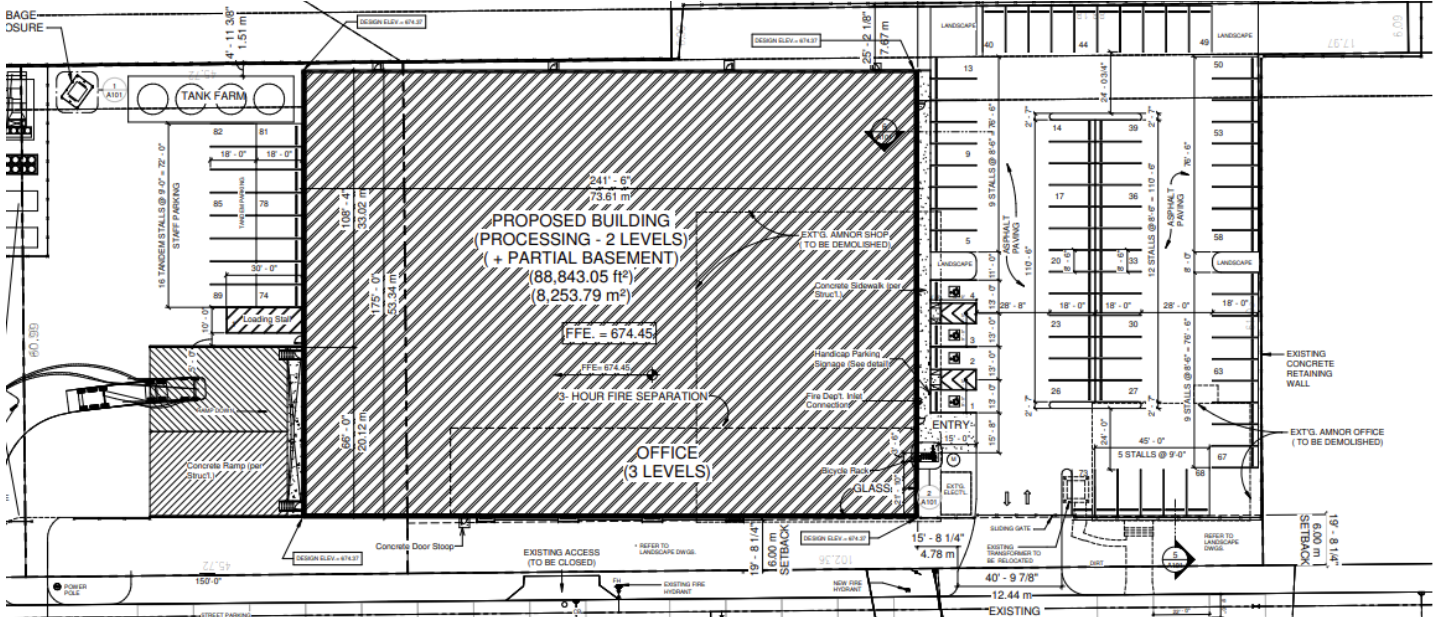


Building 1 (4027 101 Street)

Available Area	79,183 SF
Office	17,600 SF
Loading	One Grade (10' x 12'), Four Docks (8' x10') with levellers, One Ramped to grade (8' x10')
Ceiling Height	22' to 43'
Power	2000 Amp, 3 Phase Panel
Lighting	LED - partially installed
Parking	89 surface stalls
Year Built	2019-2021
Amenities	3 floors of office, 2 freight elevators each with 5,000 lb weight capacity, basement for utilities/ storage/ and services to building extensive electrical, HVAC and mechanical throughout building



Building 1, Floor Plan



Building 2 (4035 101 Street)

Available Area	17,600 SF
Office	2,298 SF (4 offices, boardroom, washrooms and bullpen area)
Loading	One Grade (14' x 14'), ramped to grade (8' x10')
Ceiling Height	22' clear
Power	2,000 amp, 120/240 and 600 V
Parking	6 surface stalls
Amenities	6 production rooms, sampling room, locker room, lunch room, cleaning room, cage security storage , cooler and level 9 vault)

